

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2017-0283.0A**P.C. DATE:** December 18, 2018**SUBDIVISION NAME:** Hayah Subdivision, Resubdivision of Lot 3 Block E, Eubank Acres
Section 1**AREA:** 0.5447 acres**LOT(S):** 2**OWNER/APPLICANT:** Fayez S. Kazi**AGENT:** Civiltude
(Jessica Milligan)**ADDRESS OF SUBDIVISION:** 11603 Tedford St.**WATERSHED:** Walnut Creek**COUNTY:** Travis**EXISTING ZONING:** SF-1**JURISDICTION:** Full Purpose**PROPOSED LAND USE:** Single-Family

VARIANCES: A variance to section 25-4-175 to allow a residential flag lot has been requested. The applicant is proposing one residential flag lot with this application. The applicant has obtained approval from the Fire Department to verify accessibility for emergency responders, approval from the Austin Water Utility, Austin Energy, and the City Arborist to verify there is adequate room for the required utilities and enhanced tree protection on the site. It is Staff's opinion that the proposed subdivision is compatible with the surrounding development since adjacent properties have been resubdivided. It should also be noted that there are no known deed restrictions on the site, and a note has been added that requires all addresses for residential lots utilizing a flag lot design must be displayed at their closest point of access to a public street for emergency responders. Because the application meets the flag lot criteria as required by the Land Development Code, the Staff recommends approval of the variance.

DEPARTMENT COMMENTS: The request is for the approval of the Hayah Subdivision, Resubdivision of Lot 3 Block E, Eubank Acres Section 1 composed of three lots on 0.5447 acres. The applicant is proposing to resubdivide an existing lot into a two lot subdivision for residential uses.

STAFF RECOMMENDATION: If the variance is approved, the staff recommends approval of the plat. With variance approval, this plat would meet all applicable State and City of Austin LDC requirements.

CASE MANAGER: Cesar Zavala
Email address: cesar.zavala@austintexas.gov

PHONE: 512-974-3404



CASE#: C8-2017-0283.0A
ADDRESS: 11603 TEDFORD ST.
PROJECT: HAYAH SUBDIVISION, RESUBDIVISION OF
LOT 3 BLOCK E, EUBANK ACRES
CASE MANAGER: CESAR ZAVALA

HAYAH SUBDIVISION, A RESUBDIVISION OF LOT 3 BLOCK E EUBANK ACRES SEC 1

A SUBDIVISION 0.544 ACRE OF LAND LOCATED IN
THE LOT 3 BLOCK E EUBANK ACRES SEC 1

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT, FAYEZ S. KAZI, BEING OWNER OF A 0.539 ACRE OF LAND LOCATED IN LOT 3 BLOCK E EUBANK ACRES SEC 1, AN ADDITION IN TRAVIS COUNTY, TEXAS, A SUBDIVISION OF RECORD IN VOLUME 1, PAGE 42 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN OF RECORD IN DOCUMENT NO. 2017133728 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE SAID 0.539 ACRE OF LAND IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS "RESUBDIVISION OF LOT 3 BLOCK E EUBANK ACRES SEC 1", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE ____ DAY OF _____, 2017, A.D.

FAYEZ S. KAZI,
11601 TEDFORD ST.
AUSTIN, TEXAS 78753

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED FAYEZ S. KAZI, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME
MY COMMISSION EXPIRES

I, FAYEZ S. KAZI, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND HEREBY CERTIFY THAT THE ENGINEERING PORTIONS OF THIS PLAT COMPLY WITH CHAPTER 25 OF THE AUSTIN CITY CODE, AS AMENDED.

NO PORTION OF THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48453-00270A, REVISED AUGUST 18, 2014.

FAYEZ S. KAZI
REGISTERED PROFESSIONAL ENGINEER NO. 96489
DATE

CIVILITUDE (TBP# FIRM# 12469)
5110 LANCASTER COURT
AUSTIN, TEXAS 78723

I, LARRY A. PROBECK, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 25 OF THE AUSTIN CITY CODE, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

LARRY A. PROBECK, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5187
DATE

PROBECK LAND SURVEYORS,
PO BOX 550695
DALLAS, TEXAS 75355

BENCHMARK 1:"X" SET ON TOP OF IRON PIPE AT
SW PROPERTY CORNER. ELEV 734.68'

BENCHMARK 2:"X" SET ON TOP OF IRON PIPE AT
NW PROPERTY CORNER. ELEV 732.00'

LOT TABLE		
LOT	TYPE	AREA
LOT 3A	SINGLE FAMILY	0.2638 ACRE 111,493 SQFT
LOT 3B	SINGLE FAMILY	0.2809 ACRE 12,235 SQFT
TOTAL		0.5447 ACRE 23,728 SQFT
*LOT AREA EXCLUDING 15' FLAG		
LOT 3B = 10,801 SQ. FT.		
LOT 3B = 0.2434 ACRE		

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 25°24'19" W	7.44'
L2	S 63°56'58" E	6.80'
L3	N 28°03'04" E	24.23'
L4	N 64°58'54" W	104.53'
L5	N 25°04'19" E	56.23'
L6	S 63°28'48" E	47.51'
L7	N 30°05'09" W	10.84'
L8	N 28°37'59" E	27.09'
L9	N 64°34'59" W	157.44'
L10	S 64°55'41" E	106.97'
L11	N 25°04'20" E	15.00'
L12	S 25°04'20" W	5.01'
L13	S 64°55'41" E	107.22'
L14	N 28°03'04" E	15.00'
L15	N 25°24'19" E	3.00'
L16	S 25°11'43" W	9.18'
L17	N 63°56'44" W	2.75'
L18	S 28°03'04" W	10.55'
L19	N 28°00'33" E	6.00'
L20	S 63°59'27" E	6.00'
L21	S 28°00'33" W	6.00'
L22	N 63°59'27" W	6.00'
L23	N 63°38'57" E	43.16'
L24	N 26°00'33" E	8.00'
L25	S 63°59'27" E	8.00'
L26	S 28°00'33" W	8.00'
L27	N 63°59'27" W	8.00'
L28	S 71°41'54" E	46.98'

GENERAL NOTES:

- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY AUSTIN WATER. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EXISTING AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC SERVICE TO THE BUILDING, AND WILL NOT BE ALLOWED TO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, VEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
- BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- EROSION/SEDIMENTATION CONTROLS AREA REQUIRED FOR ALL CONSTRUCTION IN THIS SUBDIVISION.
- ALL DRAINAGE, EROSION CONTROLS, WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. TEDFORD STREET, THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- ALL ELECTRIC EASEMENTS MUST BE SHOWN ON ALL PLAN SHEETS, LEFT CLEAR FOR ELECTRIC USE AND MAINTENANCE ON A 24/7 BASIS IN PERPETUITY AND MAINTAIN NECESSARY CLEARANCES FROM ANY PROPOSED STRUCTURES, VEGETATION, ETC AT ALL TIMES. NECESSARY CLEARANCE INFORMATION (AE, OSHA, NESC, & NEC) MAY BE FOUND IN AUSTIN ENERGY'S DESIGN CRITERIA MANUAL - SECTION 1.5.3.9. THE MANUAL IS AVAILABLE ON AUSTIN ENERGY'S WEBSITE UNDER CONTRACTORS / ELECTRIC SERVICE DESIGN & PLANNING.
- ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.
- WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.
- ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS AND WATER AND WASTEWATER LINE(S) ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, EUBANK ACRES SEC 1, SHALL APPLY TO THIS RESUBDIVISION PLAT.
- A FEE-IN-LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR 1 RESIDENTIAL UNIT. NO FEE WAS CHARGED FOR THE EXISTING RESIDENCE.
- ALL ADDRESSES FOR RESIDENTIAL LOTS UTILIZING A FLAG LOT DESIGN MUST BE DISPLAYED AT THEIR CLOSEST POINT OF ACCESS TO A PUBLIC STREET.
- SOLE ACCESS TO TEDFORD ST. FOR LOTS 3A & 3B SHALL BE PROVIDED THROUGH THE JOINT USE ACCESS EASEMENT.
- MAINTENANCE OF THE JOINT USE DRIVEWAY SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS SERVED BY THE JOINT USE DRIVEWAY.
- WATER METERS AND CLEANOUTS SHALL NOT BE LOCATED IN DRIVEWAYS OR SIDEWALKS.
- EACH LOT SHALL HAVE INDEPENDENT WATER METERS AND CLEANOUTS, PRIVATE PLUMBING SHALL NOT CROSS LOT LINES. PRIVATE LINES MAY CROSS PERPENDICULARLY BUT OTHERWISE SHALL NOT BE LOCATED WITHIN A PUBLIC UTILITY EASEMENT.
- THE PROPOSED UNIT 2 ON LOT 2 SHALL BE CONSTRUCTED WITH A RESIDENTIAL SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 130.

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ON THIS THE ____ DAY OF _____, 20 ____ A.D.

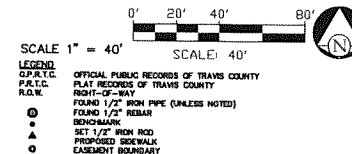
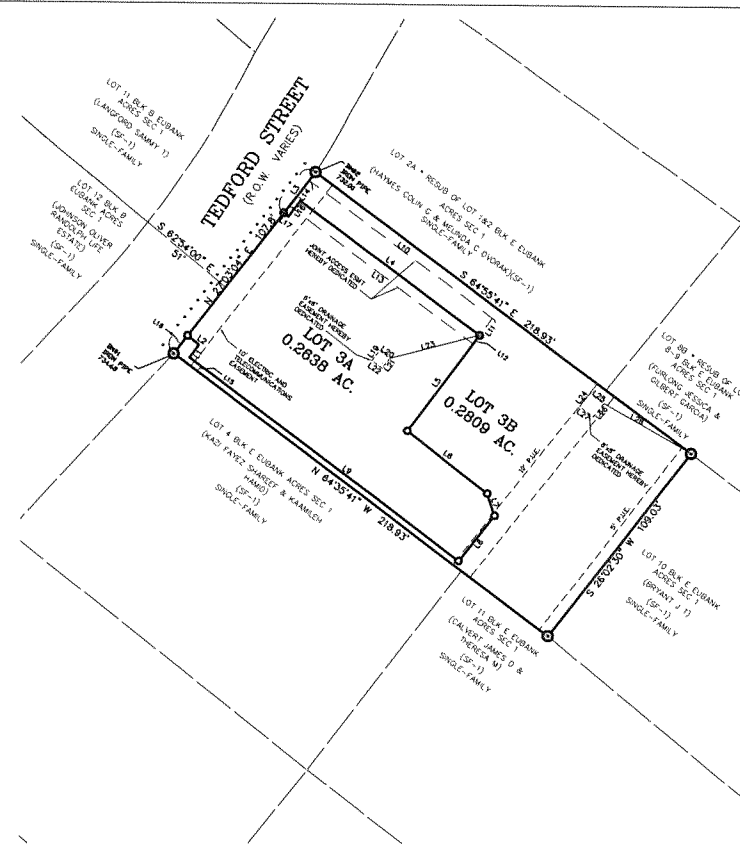
APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, TEXAS, THIS THE ____ DAY OF _____, 20 ____ A.D.

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THIS THE ____ DAY OF _____, 20 ____ A.D.

JOLENE KIOLBASSA, CHAIR

ANA AGUIRRE, SECRETARY



BEARING BASIS NOTE:

BEARING ORIENTATION IS
BASED ON THE TEXAS STATE
PLANE COORDINATE SYSTEM,
CENTRAL ZONE 4203, NAD-83.

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS DO
HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING
AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR
RECORD IN MY OFFICE ON THE ____ DAY OF _____,
20 ____ A.D., AT ____ O'CLOCK ____ M.,
AND DULY RECORDED ON THE ____ DAY OF _____,
20 ____ A.D., AT ____ O'CLOCK ____ M.,
OF SAID COUNTY AND STATE IN DOCUMENT
NO. ____ OFFICIAL PUBLIC RECORDS OF TRAVIS
COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK
OF SAID COUNTY THE ____ DAY OF _____, 20 ____ A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

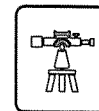
DEPUTY

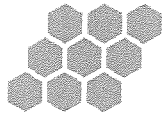
VICINITY MAP (NOT TO SCALE)
11603 TEDFORD ST. AUSTIN, TX 78753
Grid: M32 MAPSCO: 4960

APPLICATION SUBMITTAL DATE: NOVEMBER 22,
2017

LARRY A. PROBECK
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5187
PROBECK LAND SURVEYORS,
PO BOX 550695
DALLAS, TEXAS 75355
PHONE (214)548-5348

TEXAS BOARD OF PROFESSIONAL LAND SURVEYING
FIRM REGISTRATION NO. 10042600





CIVILITUDE
ENGINEERS & PLANNERS

5110 Lancaster Ct
Austin, Texas 78723
Firm Registration #12469

Phone 512 761 6161
Fax 512 761 6167
www.civilitude.com

MEMORANDUM

TO: Cesar Zavala, Case Manager

FROM: Fayezi Kazi, PE

DATE: October 3, 2018

SUBJECT: C8-2017-0283.0A, Hayah Resubdivision, 11603 Tedford St.

This letter is a request for a variance to section 25-4-175 of the Land Development Code to utilize a flag lot design for a resubdivision of an existing single family residential lot into two single family residential lots. This resubdivision is compatible with the surrounding uses and an exhibit highlighting the different residential uses in the area is attached to this memo.



MEMORANDUM

TO: Members of the Zoning & Platting Commission

FROM: Cesar Zavala, Planner Senior
Development Services Department

DATE: November 27, 2018

SUBJECT: C8-2017-0283.0A Hayah Subdivision, Resubdivision of Lot 3 Block E,
Eubank Acres Section 1

The applicant for the above referenced subdivision application has requested a variance from Section 25-4-175(A)(2) of the Land Development Code to utilize a flag lot design for a resubdivision creating 2 single family residential lots. In reviewing the variance request, staff evaluated the request based upon the criteria below, (see criteria and staff response):

(i) has provided accessibility for emergency responders;

The application has been reviewed by the Austin Fire Department and AFD staff has determined that the flag lot configuration proposed will not inhibit accessibility for emergency responders.

(ii) has adequate room for required utilities

The applicant has provided a driveway and utility plan for review by the City of Austin Water and Wastewater Department and Austin Energy Department. The reviewers for both departments have determined that the utility/driveway plan has adequate room to provide utility service to both lots and utilities will not cross the proposed new lot lines.

(iii) enhances environmental and tree protection;

The applicant has provided a tree survey to arborist staff with the City of Austin and the arborist have no objections or further recommendations.

(iv) is otherwise compatible with the surrounding neighborhood;

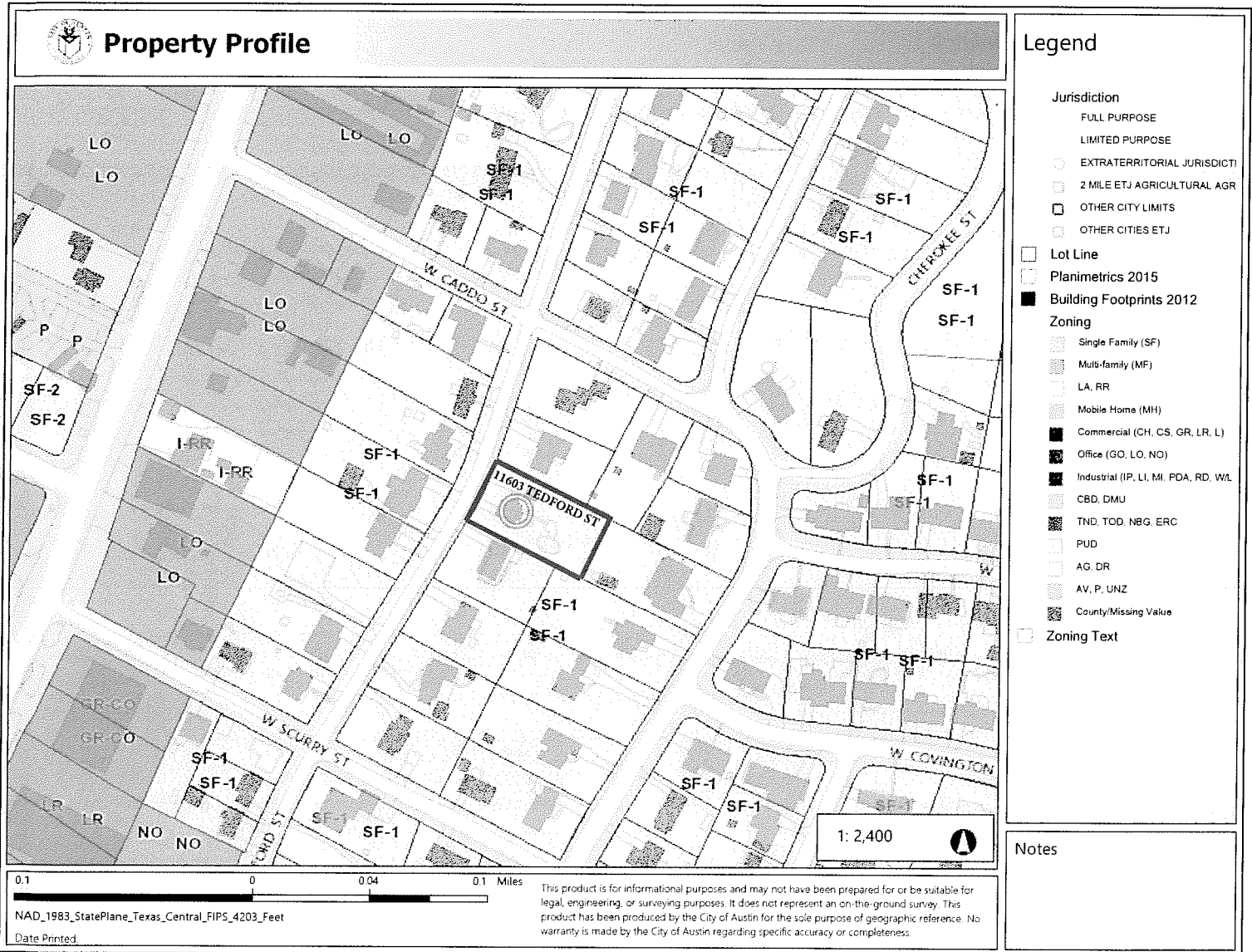
The property is zoned SF-1 with a minimum lot size of 10,000 square feet. The proposed subdivision will meet the minimum lot size requirement with Lot 3A having a lot size of 11,493 square feet and Lot 3B 12,235 square feet. Additionally, other property within the area has been resubdivided, such as the adjacent property to the north and property located on the intersection of Tedford St. and Caddo St. As well as neighboring blocks having resubdivided lots as demonstrated on property located to the south of this block at Scurry St and Tedford St.

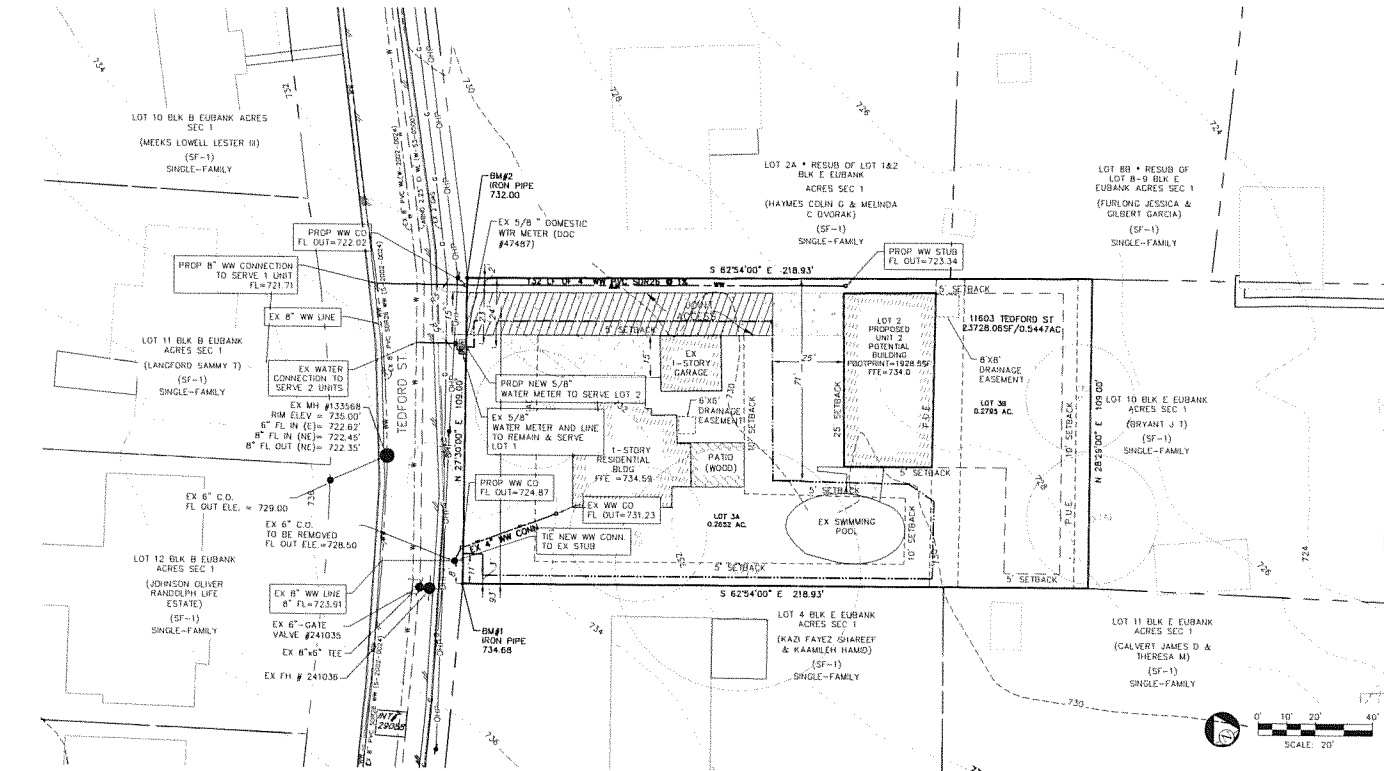
The immediate area is zoned SF-1 which is the appropriate zoning for the proposed use. See the attached neighborhood exhibit which generally shows the development pattern in the immediate vicinity.

(v) the applicant provides a copy of any existing private deed restrictions;

The applicant has determined that there are no existing private deed restrictions that apply to this property.

Based upon review of these criteria, staff **recommends** the variance request to develop a flag lot as a part of this resubdivision request.

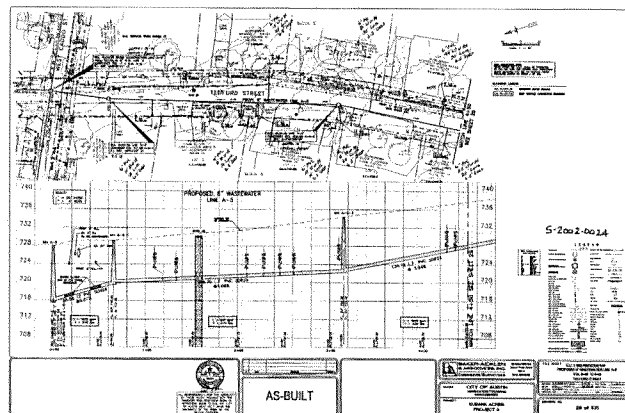
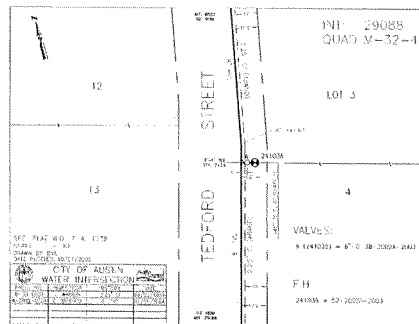




NOTE:
THE PROPOSED UNIT 2 ON LOT 2
SHALL BE CONSTRUCTED WITH A
RESIDENTIAL SPRINKLER SYSTEM IN
ACCORDANCE WITH NFPA 135.

TREE LIST		
TREE TAG	DESCRIPTION	SIZE
105	OAK	21"
115	OAK	19"
116	PECAN	23"
118	PECAN	43"
119	SUGAR MAPLE	24"

Survey date : 11-07-2017



NO.	DATE	REVISIONS	SHEET
1			1
<p>THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN IS BASED ON THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THE PREVIOUS EDITION OF THIS PLAN. THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN IS BASED ON THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THE PREVIOUS EDITION OF THIS PLAN. THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN IS BASED ON THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THE PREVIOUS EDITION OF THIS PLAN.</p>			
<p>HAYAH SUBDIVISION 11603 TEDFORD ST. AUSTIN, TEXAS 78753</p>			
<p>EXHIBIT A UTILITY & DRIVEWAY PLAN</p>			
<p>CIVILITUDE ENGINEERS & PLANNERS</p>			
<p>3310 LANCASTER COURT AUSTIN, TX 78702 PHONE: 512.761.6161 FAX: 512.761.6161 WWW.CIVILITUDE.COM</p>			
SCALE: AS SHOWN		DRAWN BY: FSK	
JOB NO. 1155		DATE: 11-07-2017	
<p>SEAL FAYEZ KAZI REGISTERED PROFESSIONAL ENGINEER NO. 1155</p>		<p>SHEET NO. 5 OF 5</p>	

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

Commission is required to approve the subdivision by State law if no variances are required, and if it meets all requirements. A board or commission's decision on a subdivision may only be appealed if it involves an environmental variance. A variance may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision. A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
 - appearing and speaking for the record at the public hearing;
- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
 - is the record owner of property within 500 feet of the subject property or proposed development; or
 - is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

For additional information on the City of Austin's land development process, visit our web site: <http://www.austintexas.gov/development>.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C8-2017-0283.0A

Contact: Cesar Zavala, 512-974-3404 or Elsa Garza, 512-974-2308

Public Hearing: Dec 4, 2018, Zoning and Platting Commission

Melinda C. Dvorak

Your Name (please print)

11605 Tedford Street, Austin, TX 78753

Your address(es) affected by this application

Melinda C. Dvorak

Signature

☐ I am in favor
☒ I object

12/4/2018

Date

Daytime Telephone: _____

Comments: We do not believe this subdivision is compatible with the surrounding properties: there are no other flag lots in the neighborhood, subdivision of adjacent properties such as my own took place 50 years ago. This proposed subdivision is adding increased densification. Furthermore there is very little room for the proposed driveway in this physical location.

If you use this form to comment, it may be returned to:

City of Austin – Development Services Department / 4th Floor

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

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 - is the record owner of property within 500 feet of the subject property or proposed development; or
 - is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

For additional information on the City of Austin's land development process, visit our web site: <http://www.austintexas.gov/development>.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C8-2017-0283.0A

Contact: Cesar Zavala, 512-974-3404 or Elsa Garza, 512-974-2308

Public Hearing: Dec 4, 2018, Zoning and Platting Commission

Thomas Nilles

Your Name (please print)

☐ I am in favor
☒ I object

11705 Hornsby Street 78753

Your address(es) affected by this application

Thomas Nilles

Signature

11-22-18

Date

Daytime Telephone: 512-814-1010

Comments: Splitting the lot and increasing density does not fit the character and history of the neighborhood. I object to cutting any large trees.

If you use this form to comment, it may be returned to:

City of Austin – Development Services Department / 4th Floor

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

Commission is required to approve the subdivision by State law if no variances are required, and if it meets all requirements. A board or commission's decision on a subdivision may only be appealed if it involves an environmental variance. A variance may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision. A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
 - appearing and speaking for the record at the public hearing;
- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
 - is the record owner of property within 500 feet of the subject property or proposed development; or
 - is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

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Case Number: C8-2017-0283.0A

Contact: Cesar Zavala, 512-974-3404 or Elsa Garza, 512-974-2308

Public Hearing: Dec 4, 2018, Zoning and Platting Commission

Jennifer Bristol

Your Name (please print)

☐ I am in favor
☒ I object

11705 HORNBY ST. 78753

Your address(es) affected by this application

[Signature]

Signature

11.22.18

Date

Daytime Telephone: 512-484-2978

Comments: I object to splitting the property in 2. While the lot is large, splitting it in 2 would not fit the character of the neighborhood. The neighborhood is known for the large lots and large trees.

If you use this form to comment, it may be returned to:

City of Austin – Development Services Department / 4th Floor

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

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- occupies a primary residence that is within 500 feet of the subject property or proposed development;
 - is the record owner of property within 500 feet of the subject property or proposed development; or
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Case Number: C8-2017-0283.0A

Contact: Cesar Zavala, 512-974-3404 or Elsa Garza, 512-974-2308

Public Hearing: Dec 4, 2018, Zoning and Platting Commission

Gilbert Garza, Jessica Furlong
Your Name (please print)

☐ I am in favor
☒ I object

403 W. Caddo

Your address(es) affected by this application

12/4/18

Signature

Date

Daytime Telephone: (512) 739-3774 / (512) 422-3759

Comments: Resubdivision is out of character with existing development. There are no flag lots in this neighborhood. Previous subdivisions took place in 50s & 60s, homes all date to this era. Neighborhood is characteristically large homes on large lots, and this would be a first flag lot here. Uncurbed and narrow streets would not be compatible with increased density in area.

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City of Austin – Development Services Department / 4th Floor
Cesar Zavala
P. O. Box 1088
Austin, TX 78767-8810

